

173.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

782,700 / 782,700

USE VALUE:

782,700 / 782,700

ASSESSED:

782,700 / 782,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
52		ABERDEEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAO YANG
Owner 2:	XIE BINGQIAN
Owner 3:	

Street 1: 52 ABERDEEN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CHIAPPA KEITH S -

Owner 2: CROSS JENNIFER A -

Street 1: 52 ABERDEEN RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1827 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4050.000		398,100		5,500		379,100		782,700							
Total Card							0.093		398,100		5,500		379,100		782,700		Entered Lot Size					
Total Parcel							0.093		398,100		5,500		379,100		782,700		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		428.35		/Parcel: 428.3				Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.							SALES INFORMATION		ACTIVITY INFORMATION			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Grantor		Legal Ref		Type	Date	TAX DISTRICT		SALES INFORMATION		ACTIVITY INFORMATION			
2020	101	FV	443,500	5500	4,050.	379,100	828,100	828,100	Year End Roll	12/18/2019	CHIAPPA KEITH S		70014-98		9/29/2017		790,000	No	No					
2019	101	FV	373,800	5500	4,050.	373,600	752,900	752,900	Year End Roll	1/3/2019	CHIAPPA KEITH S		60271-177		10/17/2012	Convenience		1	No	No				
2018	101	FV	288,400	5500	4,050.	287,000	580,900	580,900	Year End Roll	12/20/2017	MAO JIANREN / C		50014-82		8/28/2007		510,000	No	No					
2017	101	FV	288,400	5500	4,050.	270,800	564,700	564,700	Year End Roll	1/3/2017	OFLYNN CONLETH		32086-325		11/27/2000		410,000	No	No					
2016	101	FV	288,400	5500	4,050.	249,100	543,000	543,000	Year End	1/4/2016	STONE KEITH WJ		27404-434		6/20/1997		239,900	No	No	Y				
2015	101	FV	273,700	5500	4,050.	232,800	512,000	512,000	Year End Roll	12/11/2014														
2014	101	FV	273,700	5500	4,050.	214,400	493,600	493,600	Year End Roll	12/16/2013														
2013	101	FV	273,700	5500	4,050.	214,400	493,600	493,600	Year End Roll	12/13/2012														

!13463!		PRINT		LAST REV	
Date	Time	Date	Time	Date	Time
12/11/20	03:24:53	12/26/20	08:38:17		
mmcmakin					
ASR Map:		Fact Dist:		Reval Dist:	
Year:		LandReason:		BldReason:	
CivilDistrict:		Ratio:			
Sign: VERIFICATION OF VISIT NOT DATA		____/____/____			

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																																																																																																																																																																																
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Sty Ht:	2A - 2 Sty +Attic		3/4 Bath:	1	Rating: Average	A 3QBth:		Rating:																																																																																																																																																																																				
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BMT	Basement	916	64,400	58,992	UAT	100	FLA			100 A																																																																																																																																																																																		
FFL	First Floor	916	214,670	196,640																																																																																																																																																																																								
SFL	Second Floor	729	214,670	156,496																																																																																																																																																																																								
UAT	Upper Attic	182	150,270	27,387																																																																																																																																																																																								
EFP	Enclos Porch	158	59,260	9,363																																																																																																																																																																																								
ENT	ENTRY	24	35,190	845																																																																																																																																																																																								
Net Sketched Area: 2,925			Total: 449,723																																																																																																																																																																																									
Size Ad	1645	Gross Are	3472	FinArea	1827																																																																																																																																																																																							
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